

**BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION**

October 2023 Board Meeting Minutes

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday, October 2, 2023, at the clubhouse at 6:30pm. Present were Board members Darcy Johnson, Scott Ward, AJ Quick, Anne Waite, and Anne Krause. Todd Mata, President, resigned from the Knolls Village HOA Board on September 21st. Marie Kilty recorded the proceedings.

A motion was made by Scott Ward and seconded by AJ Quick to accept the September 2023 Board Meeting Minutes. The motion was passed.

A motion was made by Darcy Johnson and seconded by Anne Krause to accept the August Financial Statements as presented. The motion was passed.

Scott Ward reported the account balances on the Reserves as \$441,140 and the Paint account balance as \$66,578.

Committee Reports

Technology Committee- AJ reported the website statistics for September.

Special Events & Hospitality- This committee is looking for a new chairperson.

Swimming Pool- Scott Ward sent an email to **Aquaworks** requesting the gas pipeline and gas heater flue by Oct. 21, 2023.

Tennis/Pickleball Court- The Board discussed repaving or installing post-tension courts.

Newsletter Committee - Terri Tymkovich is the new coordinator.

Nominating Committee - Three Board of Director positions are open for the upcoming election at the 2023 October Annual Meeting to be held on Tuesday, October 10th, at 7:30 pm at the Clubhouse. Anne Waite is the committee chairperson.

ACC, Clubhouse, Community Gardens- No updates

Homeowners Forum

Homeowners in attendance -Margie Nowick, Steve Snyder, Kerry Ficklin, Jimetta Pyles, Carole McKenry, Amy Garcia

Steve Snyder would like to be a part of the Tennis/Pickleball court discussion. He suggests that at the annual meeting the Board issues the financial statements with an associated budget.

Amy Garcia would like to see her tree pruned. She has mentioned, according to her, that there was an attempted child abduction. Anne Krause mentioned that she will talk to the Arapahoe County Sheriff.

Grounds Maintenance

Updates and tasks completed from Architectural Control Committee list:

- 2505 E. Fremont Ct.: Leveling of the front entry walk will be paid for by the sewer line contractor who replaced the sewer line for the Homeowner. Crabapple trees will be trimmed during the winter months to reduce the chances of spreading fire blight and other diseases.
- 2648 E. Geddes Ave.: Ash tree trimmed,
- 2401 E. Geddes Ave.: Dying maple tree removed. Main entrance: Light post replaced, fixtures will be reinstalled on posts and cable fault will be located for repair.

- 2554-94 E. Geddes Avenue: Edges of steps along main walk repainted for safety.
- 2579-99 E. Geddes Place: Shrubs and groundcover in front bed areas heavily trimmed. Some plants were sprayed to keep them from growing back.
- 2425 E. Geddes Place: Tree trimmed over house.
- 2710 E. Fremont Place: A drain channel was dug along the edge of the low sidewalk to allow for drainage of water into the lawn area.

The Knolls Village staff completed bed preparation for rock at 5 of the 7 planned areas. Preparation of the remaining two bed areas at 7380-90 S. Knolls Way and placement of rock is planned for this month.

AI Concrete has scheduled 4 days to raise sidewalks to correct offsets or pitch starting on October 12, 2023. Cady and Warren have been surveying sidewalks building by building for needed repairs.

Quality Rock Design has not yet submitted unit costs for concrete replacement. They have told Warren they will forward pricing and could start work, possibly next week.

Both *Cox Professional Landscape* and *Sanchez Maintenance* have provided dependable service doing snow removal for the Knolls Village. Warren recommends continuing with them.

Cox Professional Landscape provides snow plowing services for driveways, streets and parking areas and Sanchez would provide sidewalk snow removal services. Knolls Village staff should be able to clear 50% or more of the sidewalks each storm as they have in previous years.

Warren wrote in the monthly maintenance report that the pool should be covered as soon as possible. Covering the pools while they are clean helps to reduce staining and keep them clean over the winter. Either *Perfect Pools* or one of the other contractors who bid on seasonal maintenance last spring could winterize the equipment and plumbing. The bids for winterization from the contractors who bid on seasonal maintenance last spring are between \$1,000.00 and \$1,250.00,

Rushion Tree Service has completed all contracted trimming and removal work. Grinding of one tree stump, included in their contract should be completed by the end of next week.

Anne Krause provided Warren with the contractor's name **Front Range Recreation** to winterize the pool. It is agreed that the pool should be winterized right away.

Old Business

The annual meeting will be held on October 10, 2023, 7:30pm, Tuesday, where a new set of Board members will be elected.

A motion was made by Scott Ward and seconded by Darcy Johnson to accept the \$2000 for which project. The motion was passed.

A motion was made by Darcy Johnson to approve Sanchez Maintenance as the sidewalk removal contractor. Anne Krause seconded the motion. The motion passed.

A motion was made by AJ Quick to approve Cox Professional Landscape snow removal on the streets, driveways and parking. The motion passed.

New Business

Payment options were discussed. Marie Kilty will research Zelle. The discussion will continue.

The meeting was adjourned at 8:30pm.

AW _____

SW _____

AQ _____

DJ _____

AK _____